



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2020**

Name of Redevelopment Project Area (below):	TIF # 2
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**Primary Use of Redevelopment Project Area\*:** Residential

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**If "Combination/Mixed" List Component Types:**

Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	<input type="checkbox"/>
Industrial Jobs Recovery Law	<input checked="" type="checkbox"/>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	

**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))**

Provide an analysis of the special tax allocation fund.

**FY 2020**

**TIF # 2**

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 86,947

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	\$ 10,003	\$ 91,615	98%
State Sales Tax Increment	\$ -	\$ -	0%
Local Sales Tax Increment	\$ -	\$ -	0%
State Utility Tax Increment	\$ -	\$ -	0%
Local Utility Tax Increment	\$ -	\$ -	0%
Interest	\$ 35	\$ 1,590	2%
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 \$ 10,038

Cumulative Total Revenues/Cash Receipts \$ 93,205 100%

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 \$ 10,038

Previous Year Adjustment (Explain Below) \$ -

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 96,985

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

**Previous Year Explanation:**











**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2020**

**TIF NAME:**

**TIF # 2**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**X**

**Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (8):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**

**FY 2020**

**TIF Name:**

**TIF # 2**

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

**Select ONE of the following by indicating an 'X':**

<b>1. NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
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<b>2.</b> The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
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<b>2a.</b> The total number of <b>ALL</b> activities undertaken in furtherance of the objectives of the redevelopment plan:	1
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LIST **ALL** projects undertaken by the Municipality Within the Redevelopment Project Area:

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ 200,000	\$ -	\$ 3,600,000
Public Investment Undertaken	\$ 1,005,550	\$ -	\$ 1,005,550
Ratio of Private/Public Investment	1/5		3 29/50

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Farrington Farms**

Private Investment Undertaken (See Instructions)	\$ 200,000		\$ 3,600,000
Public Investment Undertaken	\$ 1,005,550		\$ 1,005,550
Ratio of Private/Public Investment	1/5		3 29/50

**Project 2\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6\*:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

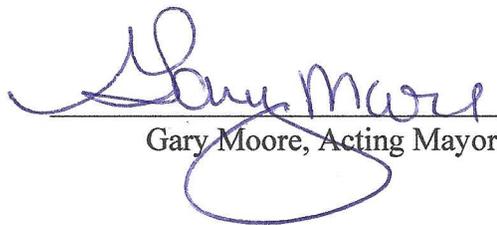


**ATTACHMENT B**  
**CERTIFICATION OF CHIEF EXECUTIVE OFFICER**

April 30, 2020

RE: City of Fairfield, Wayne County, Illinois  
TIF 2 REDEVELOPMENT PROJECT AREA

In connection with the “Annual Tax Increment Finance Report” under 65 ILCS 5/11-74.4-5(d)(3) for the Fiscal Year ending April 30, 2020, for the TIF 2 Redevelopment Project Area, as Mayor for the City of Fairfield, Wayne County, Illinois, I am the “Chief Executive Officer” under 65 ILCS 5/3.1-15-10, and I do hereby certify that, as of April 30, 2020, nothing has come to my attention to lead me to certify other than that the City of Fairfield has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et. seq.) during the preceding fiscal year.

  
\_\_\_\_\_  
Gary Moore, Acting Mayor

**ATTACHMENT C  
TO THE FY 2020 ANNUAL TAX INCREMENT FINANCE REPORT  
FOR THE CITY OF FAIRFIELD, ILLINOIS**

**TIF 2 REDEVELOPMENT PROJECT AREA**

**OPINION OF LEGAL COUNSEL**

I, Terry I. Bruckert, as Special TIF Counsel, for the City of Fairfield, Illinois, hereby certify that I have reviewed the Redevelopment Plan for the TIF 2 Redevelopment Project Area, the FY 2020 Annual Tax Increment Finance Report for the City of Fairfield, Illinois, and the Tax Increment Allocation Redevelopment Act. Based on my review of all relevant information and documents, it is my opinion that the City of Fairfield, Illinois, is in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-3 et. seq.).

Dated this 12<sup>th</sup> day of October, 2020.

Respectively submitted,



Terry I. Bruckert  
Special TIF Counsel

City of Fairfield  
Joint Boards of Review 2018-19 Annual Meetings  
February 12, 2020 – 4:30 p.m.  
Central Area Tax Increment Financing District and  
Tax Increment Redevelopment Project Area #2  
Meeting Minutes

Chairman, Mayor, Brent Maguire called the meeting to order. Joint Review Board member Jay Edgren (Illinois Eastern Community College), Linda Monge (Fairfield Park District), Scott England (Fairfield Grade School District 112) and Brent Maguire (City of Fairfield) were in attendance at the meeting. Joint Review Board Members Jill Fulkerson (Fairfield Community High School), Jala Morris (Fairfield Library), Royce Carter (Wayne County Board), Roy Esthimer (Wayne County Ambulance), Jon Julius (Jasper School), Jill Barger (Geff School), Matt Rush (Grover Township), Rebecca Couch (Big Mound Township), and Carson Collins (Lamard Township) were absent from the meeting. Also, in attendance was Mike Dreith (WFIW Radio), Brett Coale (TIF Committee), Gary Moore (TIF Committee), Tyler Lampley (TIF Committee), Gary Carter (Illinois Eastern Community College), Jane McDowell (Fairfield Park District), David Mills (Wayne County Press), Dan Schuering (TIF Attorney) and Flo Simpson.

Mayor, Brent Maguire said that Jill Fulkerson reached out to him earlier today to say she would not be able to attend and Jay Fyie was on vacation; however, he sent Linda Monge to represent the Park District.

Mayor, Brent Maguire asked if the board members received last year's meeting minutes. It was discussed that we do not necessarily have to approve the minutes. He asked the members if there were any corrections needed to the minutes. There were none.

Next agenda item was the interested party registry. There wasn't anyone new who signed up at this point.

Mayor, Brent Maguire turned the meeting over to Flo Simpson, TIF Administrator to discuss the 2018-2019 fiscal year budget.

TIF Administrator, Flo Simpson presented TIF 1. She explained that in Section 3.1 one will find the ending balance as of May 1, 2019 was \$2,983,224. This fiscal year 2018-2019 TIF one generated 941,746 in taxes and 1,259 in interest.

In Section 3.2 one will find the breakdown of the expenses for this year that total of 197,222. The breakdown of those expenses are as follows: There was 15,786 in the category of Cost of studies, surveys, development of plans, and specifications implementation and administration of the redevelopment plan, staff and professional service cost. In this category they are professional fees for legal, accounting, environmental and engineering. Then there is the cost of \$1,053 for annual administrative cost. Here one finds our annual dues, postage, office supply and software purchase. Next category is Property Assembly where one finds expenses of \$26,694 which is all related to the Casey's project. Next one will see \$28,891 under rehabilitation projects. Then you have \$62,038 in public works projects. One will see the \$10,000 to demo the old Fire Department under the

category of Costs of eliminating or removing contaminants and other impediments. The final expense was the \$52,761 for Developers reimbursement for the 30 % of the interest cost towards the TIF portion of their taxes. This all adds up to the \$197,222 in expenses.

Flo stated that the rest of the report is the redevelopment agreements that was utilized and other documentation. Are there any questions?

Flo also explained that Section 5 shows all the projects throughout the years and notes what private investments had been sparked with the use of the public TIF funds.

Dr. Scott England asked about section 3.3.

Section 3.3 one will find that showed debt obligations and description of project to be paid. In this section you will see the "Water Line Replacement along Main & Delaware" at a cost of \$2,200,000.00 along with a future project of Parking Lanes and curbs along Main & Delaware in 2021/2020 of \$950,000.00. With these two upcoming projects it showed that we had a deficit of \$166,776.

So that will be paid after April 31, 2019. Flo stated it has already started and that there is still approximately \$500,000 still to be paid. As of January 28, 2020, the TIF balance is sitting at \$1,765,294.17 which reflect the expenditures for water main project. The parking lanes, curbs and connecting road will be coming out of 2021/2022.

Are there any other question in regards to TIF 1?

Dr. Scott England pointed out that the EAV for this fiscal year in section 6 had a decrease from previous year by about 200,000. It was noted by both the Mayor and Flo Simpson that it did go down and majority of that is due to Airtex Products tax reduction.

Dr. Scott England asked what the deduction in the EAV did to the actual figures. Flo stated that the previous year there was approximately \$1,200,000 in tax revenue compared to the \$941,746 for this fiscal year.

Mayor, Brent Maguire said that when Airtex was granted a reduction of taxes it was \$100,000 reduction. Flo Simpson said it was more in the range of \$200,000.00. Mayor, Brent Maguire said that would be in line with the differences.

Dr. Scott England asked if we are at all going to discuss section 6 at all. Declared Surplus! Here the box was checked that the districts didn't receive a surplus. I can verify that is correct, we did not receive a surplus. Dr. Scott England as if we are going to discuss this at all?

Mayor, Brent Maguire said this is your opportunity to discuss this.

Dr. Scott England said he would like to know where we stand in all that?

Mayor, Brent Maguire said he knew that Dr. Scott England had been attending the TIF Committee Meetings and we mentioned that we are involved with Kemper and that scope and getting that done. Once we know the full status of the surplus from the creation of the TIF district to today and we know where we stand as far as what has been paid and what should have been paid. Whether

we under paid or over paid is when we move forward in correcting that. Moving forward, I believe the city would like to adopt what the statute's definition of surplus is.

Dr. Scott England ask the question if the City Council will be recommending the ordinance that is on file be taken away or changed?

Mayor, Brent Maguire said probably, I can't speak for all of them. The TIF Committee is represented here but that has been part of the discussions that one of the options is to repeal that and then follow what the state's definition of distributing the surplus.

Dr. Scott England said if the city is not going to follow the ordinance and the agreement, I rather see it repelled. So, we can just end this and go our own ways.

Mayor, Brent Maguire said okay.

Dr. Scott England said that is just him speaking on behalf the Fairfield School District 112 and not all the taxing bodies involved.

Mayor, Brent Maguire said it was duly noted and part of the conversation they have been having.

Dr. Jay Edgren asked: "Mayor, what is the time line on Kemper's audit?"

Mayor, Brent Maguire said he doesn't have exact time frame or open, I just don't know what the answer is. Dan can you speak on how long it will take them to wrap it up.

Dan Schuering stated it would take 90 to 120 more days. We had to work out a scope of work with them for an agreed upon procedure report. And it is not an audit! We are not calling balls and strikes, is the best way to look at it. And we had to identify all the questions that need to be answered and I think we got that pin downed now. I will be sending a letter to Kemper with the proposal of the scope of work that the TIF Committee will review tonight and will go out tomorrow. I would hope at the next city council meeting the city will have the contract to approve and then it will be a function of how much time that they need to go through the material. We will have to be providing them with the financial records back to 1992, copies of all the redevelopment agreements, approved ordinances and Joint Review Board Minutes and the city council pertaining to the electric and utility we will have the find the supporting material to figure out who owes what.

Dr. Jay Edgren stated "A lot of work to be done yet!"

Dr. Jay Edgren asked: "Would it be fair to say that the city has not even given the scope of work to Kemper yet?" Or approve them as an agency to do it?

Mayor, Brent Maguire came in saying that "Well I guess technically that is correct."

Dr. Jay Edgren went on to say that he is not saying they are a bad agency. I am just saying.....

Mayor, Brent Maguire interrupted saying "Part of the problem is that they just completed our regular audit. Presented at the first meeting in January. So, We, I have had conversations with Michelle Smith the CPA about that and one of the things we have to figure out is what is exactly what information we need to gather and be doing and that is the conversation we have been the discussion we had to work out. What it needs to be. Relying on Dan to make sure he provides the technical things that we need. A lot of the information we have already gathered and ready to give

them. So, the letter will go out tomorrow and we will enter into an agreement with them and a lot of the material we will have ready for them to be reviewed.”

Dr. Jay Edgren, tried to asked a question.

Mayor, Brent Maguire interrupted and said some of the documents they already have from previous audits.

Dan said initially the audit partner that audit the city’s books and doing an abstract of it. So, when we started posing the question the mayor and I had 2 different conference calls with them. It came apparent real quick that it wasn’t just that simple, because we just don’t want to take the audit figure, we want to look at the books, we want to look at the agreements and you allocated them correctly. Tell us what the answer is.

Dr. Jay Edgren commented that “it is going to be a fare amount of time mayor, I would anticipate before we get final, I would say answer, some number of where we lye in regards of surplus.”

Mayor, Brent Maguire commented “yeah! Part of that issues is, Dan mentioned that he, we had a local person that worked with Kemper that was involved with it and actually left employment there. So, then we had to go back to this person; but now I say we got this in order and now it is just matter of providing the information and going over it with them. It is not going to be as extensive as audit will take.”

Dr. Jay Edgren said, “Thank You sir!”

Mayor, Brent Maguire asked, “Is there any other questions on that?”” Scott do you have anything else on the surplus?”

TIF Administrator, Flo Simpson presented the fact on TIF 2’s 2018/2019 annual report. She reported that TIF 2 accumulated an additional \$9,823 in taxes this fiscal year, which puts their balance at \$86,947. They have a debt obligation of \$1,105,0536, which \$1,073,232 is due to TIF 1 for the infrastructure out in Farrington Farms, with the balance of \$31,804 due to the city for labor.

Question was raised where that information came from. It was section 3.3.

So, as report TIF 2 has a deficit of \$1,018,089.

Dr. Jay Edgren asked the question on what is being done to make up that deficit?

Mayor, Brent Maguire said that is why we need to amend the TIF 2 comes into play.

Dr. Jay Edgren stated that would require legislative action! Correct?

Mayor, Brent Maguire stated he believed we will be needing to do some legislative action! I mean that I guess is a separate issue. We can amend the TIF, but the process we must go through is much similar to creating one. One of the things we have done, we had our engineers Connor and Connor do the actual, took the legal description and plotted it out and we have actually have a map there in our office that shows there probably I don’t know an 1/8 of a mile or a ¼ of a mile apart. But, none the less they do not touch. So, what we are looking at probably would be the best thing do. If TIF 2 doesn’t come all the way to Mt. Vernon Road, but perhaps it would make since to that does and have it strip of that connect to TIF 1 on the back side or the North side of the hospital. That would then allow those two touches, and that would be where you would go to legislature and say, hey

they didn't connect before, but they do now. Then if we need to move the loan from TIF 1 to TIF 2 they would be lawful.

So, this would correct the action that was done in the past that wasn't correct? Asked Dr. Jay Edgren.

Mayor, Brent Maguire said he doesn't know the best pointing to Attorney, Dan Schering. His question is if we amend the TIF and we make them contiguous does that correct what happen previous?

Attorney, Dan Schering interrupted in saying: "No, because the transfer occurred apparently at a time that they did not touch. So, we are going to have to get some help from Springfield to see the best way to handle this situation.

Mayor, Brent Maguire said part of the process is we must notify every resident within 750 feet of the proposed boundaries by registered mail. TIF 2 makes since because there would be less notification needed.

Dr. Jay Edgren commented that he is worried on how this deficit is going to be resolved with only \$9,000 coming in annually. What are you doing?

Mayor, Brent Maguire said the only way is to get that area developed. As recently as today or yesterday, Flo and I were talking some ideas. I also talked to several of the Council members about approaching the Anderson's again with some of these ideas and say can we look at different things here. For one, we are looking at extending that TIF down to Mt. Vernon Road can we do something different with that property that may not be your original plan was. Can we have a different covenant some other form of living arrangements that might be your traditional home. He asked TIF Administrator, Flo Simpson if he was free to share the idea?

Flo Simpson said a company had contacted her about Senior Living facilities in Fairfield. They wondered if there were any new facilities coming into Fairfield. There have been 2 other companies inquire in the past few years as well. She thought it would be a great idea if we could get the property along Mt. Vernon Road to be amended into TIF 2 and market it to some Senior Living Investment Groups due to the need for additional facilities and well as capitalizing on the \$20,000,000 expansion of Fairfield Memorial Hospital. It has to have several things fall into place before we could market this idea. If this would work, then we could possibly have some senior wanting to build retirement homes out there as well. This would combat the issue of kids going to the Geff school district that seems to pop up a lot.

Linda Monge stated that would have to happen after the Anderson's has agreed to that.

Flo Simpson said it would have to happen after we amend the TIF 2 boundary to include the area along Mt. Vernon Road along with the Anderson's agreeing to such a plan. It will also require support from the taxing bodies in order to get TIF 2 boundaries amended.

Mayor, Brent Maguire said right now it doesn't come all the way down to Mt. Vernon Road. Right now, the housing is along that county road.

Flo Simpson stated that the property along Mt. Vernon Road that was once part of the Golf Course expansion is the property in question. We would also look at the property that is at the corner that

is currently county property that would ideally be annexed into the city and connect to the Farrington Farms subdivision.

Mayor, Brent Maguire stated he felt that this might be the answer. Keep the housing subdivision intact and just add the frontage along Mt. Vernon road for the Senior Living project.

Dr. Jay Edgren said when the college was talking with the Anderson's about partnering with them with the college's construction technology program, they seemed to be very open and pleasant to deal with and I would expect the same.

Mayor, Brent Maguire felt the same. We have never approached them with this before. We just thought of the idea this week as a possible solution.

Dr. Jay Edgren asked the question as how many years is still left of TIF 2.

It was noted that it would expire at about the same time as TIF 1, which is 7 to 8 years.

Dr. Jay Edgren asked if we did manage to get a development out there that would be chipping away at this deficit and at the end of the TIF there is still money on the books, would they still be obligated in paying the balance.

Attorney, Dan Schering said No!

Mayor, Brent Maguire said the best we can hope for at this point is to get something developed. Is it realistic to think we can have it paid off at that time, probably not? We need to try!

There was no TIF Committee Report to be presented.

Mayor, Brent Maguire stated we do now have a TIF Committee.

I had mentioned that Scott has been at several of our meeting and I think he has been at every one of them. But now it is kind of the process we have and that they are meeting the Wednesday after the City Council Meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of the month at 6 pm. In fact, we have one this evening at 6pm. The committee will be meeting to discuss the things we are talking about here. They will be asked to review the scope of work order for Kemper to move forward with the audit and review TIF redevelopment agreements for businesses within the TIF boundaries and Capital projects for the taxing bodies outside of the boundaries. Then the committee presents those to the next city council meeting to have them officially approved or denied.

Chairman, Brett Coale of the TIF Committee addressed the JRB and told them that we know have a TIF Application that can be obtained by Flo Simpson. If they applicant has questions on filling out the application, they can contact Flo and she will help walk them through it. Once that is completed, they will pitch their plan in front of the TIF Committee to make a recommendation to the full City Council for approval.

Mayor, Brent Maguire stated that Brett Coale is the Chairman of that committee and Gary Moore and Tyler Lampley are members.

Next item is to review our current status, which I think we have already covered all that. However, if there are any additional questions, I will be happy to answer them now.

Item number 7 do we have anything else to discuss.

Dr. Scott England asked the question, "How long are you planning on employing Mr. Schering"

Mayor, Brent Maguire said he didn't have a definite time frame. I would imagine to we got this thing completed.

Dr. Scott England asked: "So, 2027?"

Mayor, Brent Maguire said 2027, no not to the TIF is over. No! I'm sorry until these current issues are resolved.

Dr. Scott England stated he feels like that there has been an avoidable power struggle between the City and the taxing bodies. I really wish that we could come to together and work for the greater good, which is this community. I have not seen that, but I am more than willing to work with the city.

Mayor, Brent Maguire said he thinks that they are. I don't know if you and I need to set down. We have a discussion over what. I think we are closer on being on the same page.

Flo Simpson apologized that she dropped the ball and forgot to check into the question of school busses being an eligible capital project. I will get back to you to answer the question tomorrow.

Dr. Jay Edgren asked: "Going back to Dr. Scott's original question is the rescission of the ordinance that was passed 2 to 3 years ago about the surplus, will that be a discussion with you and your alderman? That will be taken care of at some point. And we should follow some legislative interpretation of TIF and how it. No need for another ordinance is my point! Just follow the established protocol for TIF Surplus as it is defined in legislation is that correct?"

Mayor, Brent Maguire said: "Yeah, that is my understanding." "There is already statute that says how a surplus is calculated. In faith, I don't know there is need for that ordinance that mimics that. If that makes since.

Dr. Jay Edgren asked if we meet annually?

Mayor, Brent Maguire stated correct. I think part of the recommendation though is, what we are going to start doing is probably meeting on a quarterly basis. That is one of the recommendations of Dan's.

Dr. Scoot England commented doesn't that ordinance about the surplus states we are to meet quarterly anyway?

Mayor, Brent Maguire stated that the ordinance stated that correct. The statute doesn't require it. It only requires an annual meeting.

Dan Schering said that was in his recommendation report that he presented to the city council. Each meeting having a specific purpose.

Dr. Scott England stated that he knew that and has read his report several times already. What I am saying is in 2015 the city council already put in there that it would be advantage for the JRB to meet on a quarterly basis and we haven't been doing that.

Dan Schering said what everything in that "Resolution", first thing that isn't even an "Ordinance" it is a "Resolution."

Dr. Scott England stated I have it here and it says "Ordinance."

Mayor, Brent Maguire said it does say "Ordinance."

Dan said we can quibble about that separately. We need to put the language aside, but again it makes recommendations and everything in there is aspirational not a directory. You need to direct government bodies to do things when you exercise governmental power and nothing in there is directory. I am not suggesting it should be directory.

With nothing else to be discussed the meeting was adjourned at 5:05 pm.

Respectfully submitted,

Flo Simpson

TIF Administrator.

City of Fairfield  
Joint Boards of Review 2018-19 Special Meeting  
March 4, 2020 – 6:00 p.m.  
Central Area Tax Increment Financing District and  
Tax Increment Redevelopment Project Area #2  
Meeting Minutes

Chairman, Mayor, Brent Maguire called the meeting to order. Joint Review Board member Jay Fyie (Fairfield Park District), Scott England (Fairfield Grade School District 112), Royce Carter (Wayne County Board), Jill Fulkerson (Fairfield Community High School) and Brent Maguire (City of Fairfield) were in attendance at the meeting. Joint Review Board Members Jay Edgren (Illinois Eastern Community College), Jala Morris (Fairfield Library), Roy Esthimer (Wayne County Ambulance), Jon Julius (Jasper School), Jill Barger (Geff School), Matt Rush (Grover Township), Rebecca Couch (Big Mound Township), and Carson Collins (Lamard Township) were absent from the meeting. Also, in attendance was Mike Dreith (WFIW Radio), Brett Coale (TIF Committee), Gary Moore (TIF Committee), Tyler Lampley (TIF Committee), Jerry Lisenbee (City Councilmen), David Mills (Wayne County Press), Mike Dreith (WFIW Radio) and Flo Simpson.

Mayor, Brent Maguire said that this meeting is correlated to the departure of TIF Attorney, Dan Schuering and the City's efforts to start the process of working with the taxing bodies and mending bridges. Some of the things that Attorney, Dan Schuering advised us a being eligible expenses such as Capital projects turns out to be incorrect. It was requested that we have a special Joint Review Board combined with the presence of the TIF Committee to discuss what that process will be. The meeting was then turned over to TIF Committee Chairman, Brett Coale.

Chairman, Brett Coale commented that we need to find a way to move forward and unfortunately, we are unable to change the past; however, we can move in the right direction in the future. We had TIF Administrator, Flo Simpson verify that the \$200,000 capital expense was indeed not an eligible expense. She contacted the director of TIF, Mike Weber of PGAV and a different TIF Attorney that was recommended by the TIF Director to be certain of the findings.

The next step was to figure out away to honor our commitment to the Highschool for the \$200,000 we approved for providing air at the FCHS Gymnasium.

What was agreed upon was to have a distribution of \$453,000.00 to the taxing bodies to provide the initial half of the \$200,000 pledged to FCHS. Then the next fiscal year we would to the same distribution that would cover the other half of the pledge.

It was discussed briefly if it made sense in following through with the scope of work by Kemper CPA. Dr. Scott England said he was okay with cancelling that study, as well as Jay Fyie. Jill Fulkerson felt that she owed it to the tax payers to follow through with the work. After a while she agreed that it would be in the best interest to just let the past be the past and move forward to the future.

Since this is just a Joint Review Board meeting nothing can be official voted upon as far as recommendation to the City Council. It was discussed that we should try and have a meeting prior

to the City Council meeting on March 10, if at all possible, for the City Council to vote on the distribution of the \$453,000.00 to the taxing bodies.

The joint review board members and the media were please to see that we are working at mending bridges.

It was also noted that this is only going to be for the next 2 payments and then we would like to go back to what is a true surplus distribution.

It was commented that Dr. England would have the money now to buy the school busses he needs. He said this would definitely be helpful.

With nothing else to be discussed the meeting was adjourned at 6:35 pm.

Respectfully submitted,

Flo Simpson

TIF Administrator.

**CITY OF FAIRFIELD  
WAYNE COUNTY, ILLINOIS  
TIF DISTRICT NO. 2  
AMENDED REDEVELOPMENT PROJECT AREA**

DESCRIPTION

BEING A PART OF THE NORTHEAST QUARTER (NE1/4) AND THE WEST HALF (W1/2) OF SECTION THIRTY SIX (36), TOWNSHIP ONE SOUTH (T1S), RANGE SEVEN EAST (R7E) OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY ONE (31), TOWNSHIP ONE SOUTH (T1S), RANGE EIGHT EAST (R8E) OF THE 3<sup>RD</sup> PRINCIPAL MERIDIAN, ALL IN WAYNE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 31, SAID POINT BEING ON THE CENTERLINE OF NORTHWEST SEVENTH STREET, THENCE N 1° 12' 13" E, 277.84 FEET ALONG THE WEST LINE OF THE NW1/4 OF SECTION 31 TO THE POINT OF BEGINNING. THENCE EASTERLY 25.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTHWEST SEVENTH STREET; THENCE N 1° 12' 13" E, 150.0 FEET ALONG THE EAST RIGHT OF WAY LINE OF NORTHWEST SEVENTH STREET; THENCE N 88° 28' 48" W, 270.79 FEET; THENCE N 1° 12' 13" E, 394.59 FEET; THENCE S 88° 28' 48" E, 270.79 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTHWEST SEVENTH STREET; THENCE N 1° 12' 13" E, 333.15 FEET ALONG THE EAST RIGHT OF WAY LINE OF NORTHWEST SEVENTH STREET TO A POINT ON THE SOUTH LINE OF WOODCREST SUBDIVISION EXTENDED; THENCE N 88° 28' 48" W, 823.15 FEET ALONG THE SOUTH LINE OF WOODCREST SUBDIVISION EXTENDED TO THE SOUTHWEST CORNER OF WOODCREST SUBDIVISION; THENCE N 1° 03' 27" E, 286.83 FEET ALONG THE WEST LINE OF WOODCREST SUBDIVISION; THENCE N 83° 23' 14" W, 517.63 FEET TO THE SOUTHWEST CORNER OF WOODCREST SUBDIVISION, BEING A POINT ON THE EAST LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 36, SAID POINT BEING LOCATED 1204.50 FEET SOUTH OF THE NORTHEAST CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 36; THENCE WESTERLY 1318.02 FEET TO A POINT ON THE WEST LINE OF THE NE1/4 OF SECTION 36, SAID POINT LOCATED 1204.50 FEET SOUTH OF THE NORTHWEST CORNER OF THE NE1/4 OF SECTION 36; THENCE SOUTHERLY 445.00 FEET ALONG THE WEST LINE OF THE NE1/4 OF SECTION 36 TO THE NORTHEAST CORNER OF THE SOUTH THIRTY ACRES OF THE SE1/4 OF THE NW1/4 OF SECTION 36; THENCE WESTERLY 1345.0 FEET ALONG THE NORTH LINE OF THE SOUTH THIRTY ACRES OF THE SE1/4 OF THE NW1/4 OF SECTION 36 EXTENDED, TO A POINT ON THE WEST RIGHT OF WAY LINE OF A TOWNSHIP ROAD; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID TOWNSHIP ROAD TO A POINT LOCATED 417.42 FEET NORTH AND 25.0 FEET WEST OF THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 36; THENCE N 90° 00' 00" E, 300.00 FEET; THENCE N 0° 00' 00" E, 1576.32 FEET; THENCE

S 62° 45' 54" E, 307.88 FEET; THENCE S 44° 45' 07" E, 156.84 FEET; THENCE S 27° 41' 33" E, 449.34 FEET; THENCE S 17° 11' 05" E, 306.22 FEET; THENCE S 30° 00' 05" E, 340.04 FEET; THENCE N 26° 10' 14" E, 335.56 FEET; THENCE N 9° 27' 51" E, 267.26 FEET TO THE NORTHWEST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 36, BEING THE SOUTHWEST CORNER OF THE FAIRFIELD COUNTRY CLUB; THENCE NORTHERLY ALONG THE EAST LINE OF THE SW1/4 OF SECTION 36 TO A POINT LOCATED 1011.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE SW1/4 OF SECTION 36; THENCE NORTHWESTERLY 725.00 FEET TO A POINT LOCATED 470.00 FEET WEST OF THE EAST LINE OF THE SW1/4 OF SECTION 36 AND 459.00 FEET SOUTH OF THE NORTH LINE OF THE SW1/4 OF SECTION 36; THENCE NORTHERLY, 719.00 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF THE W1/2 OF SECTION 36; THENCE EASTERLY 470.00 FEET TO A POINT ON THE EAST LINE OF THE W1/2 OF SECTION 36; THENCE SOUTHERLY 260.00 FEET TO THE NORTHEAST CORNER OF THE SW1/4 OF SECTION 36; THENCE EASTERLY 1,020.76 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SECTION 36 TO A POINT LOCATED 300.00 FEET PERPENDICULAR DISTANCE WESTERLY OF THE CENTERLINE OF THE FORMER RAILROAD RIGHT OF WAY; THENCE N 26° 27' 28" W, 1398.53 FEET ALONG A LINE PARALLEL TO AND 300 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF A FORMER RAILROAD RIGHT OF WAY TO A POINT LOCATED 1404.50 FEET SOUTH OF THE NORTH LINE OF SECTION 36; THENCE N 90° 00' 00" E, 670.19 FEET ALONG A LINE PARALLEL TO AND 1404.50 FEET SOUTH OF THE NORTH LINE OF SECTION 36; THENCE S 26° 27' 28" E, 1199.88 FEET ALONG A LINE PARALLEL TO AND 300 FEET PERPENDICULAR DISTANCE FROM THE CENTERLINE OF A FORMER RAILROAD RIGHT OF WAY TO A POINT ON THE NORTH LINE OF THE FAIRFIELD HOUSING AUTHORITY TRACT; THENCE S 90° 00' 00" E, 888.41 FEET ALONG THE NORTH LINE OF THE FAIRFIELD HOUSING AUTHORITY TRACT; THENCE N 1° 12' 13" E, 100.00 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SECTION 36; THENCE S 89° 04' 17" E, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 120.76 ACRES, MORE OR LESS.

REVISED THIS 5<sup>TH</sup> DAY OF JANUARY 2005

*Roger A. Charleston*

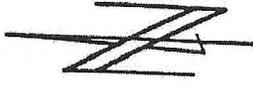
ROGER A. CHARLESTON

ILLINOIS REGISTERED LAND SURVEYOR #2206





CITY OF FAIRFIELD  
 WAYNE COUNTY, ILLINDIS  
 PROPOSED TIF DISTRICT NO. 2



SCALE: 1" = 900'

