

VILLAGE HALL OF HARRISTOWN

May 09, 2022

Special Meeting

The Village of Harristown Board of Trustees held a special meeting on May 09, 2022 at 185 N. Kembark St, Harristown, IL to approve final plat for property on Wyckles Road for Billingsley.. Trustees Teresa Acree, Jay Trusner, Kourt Mooney, Larry Ditty, Kevin Vessels, Les Jenkins, Clerk Penny Allen and Mayor Evelyn Deverell were present.. The meeting was called to order at 5:30 pm, followed by the Pledge of Allegiance. Clerk Allen arrived at 5:40 pm

Jay from Billingsley discussed his plans for the property. They hope to break ground in June.

Motion by Trustee Kourt Mooney to approve the final plat for this property/business. Trustee Acree 2nd. Approved 6-0.

Mayor Deverell discussed that she would like to approve the TIF agreement at the May meeting. She requested the board members look at this and the options. Jay is anticipating an estimated \$8,000,000 in taxable sales.

Several options for TIF agreements

- 1) Tax rebate – if 100%, county sends check back to them
 - 2) Pay for eligible costs. Example, property acquisition, legal and professional services etc.
- Mayor Deverell would like for Board members to think about this for next meeting

Trustee Vessels questioned the balance in the TIF fund? Mayor Deverell said \$80,000 and will get another \$80,000 this year. The TIF district taxes from each taxpayers bills come to the Village.

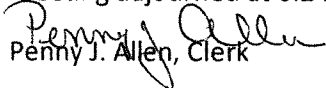
Jay said he is not expecting or relying on the village to fund the project but any assistance is greatly appreciated. This is a local business and he wants to make this work for a long time. He questioned if the village could restrict any competition? Trustee Acree questioned if he is wanting to put in 10 gambling machines, and that isn't exclusive to the other businesses in town. Mayor Deverell stated can put any type of restriction we want into a TIF agreement.

Trustee Mooney said he is in favor of a high percentage of return to Billingsley in the beginning. Trustee Jenkins stated a TIF can be extended after expiring. Mr. Billingsley said he was looking at an 80/20 agreement. He questioned if could word as no other retail gas/diesel. Mayor Deverell asked board members to come to her with any questions.

Mayor discussed the piece of land on Main St that Mueller gave us the right a way for. The drive way needs to be fixed. Mayor will get with Jonathon Closs and have him tell her how much rock there is and if he can scoop it out and save it. Then have someone bring dirt and we can rake and seed. Trustee Vessels stated he thinks this is a good idea.

Motion by Trustee Acree to adjourn. Trustee Vessels 2nd. Approved 6-0

Meeting adjourned at 6:24 pm


Penny J. Allen, Clerk